



CONDUIT ISSUER PROGRAM– MULTIFAMILY HOUSING BONDS

| | |
|------------------------------------|---|
| Program Description | The CalHFA Conduit Issuer Program (“ Conduit ”) is designed to facilitate both for-profit and non-profit developers in accessing tax-exempt bonds for the financing of family and senior affordable housing developments. The Conduit bonds may be used to finance the acquisition, rehabilitation, and development of an existing project or for the construction of a new project. |
| Qualifications | <ul style="list-style-type: none"> Available to for-profit, non-profit or public agency sponsors. Non-profit borrowers may be eligible for 501(c)(3) bonds CalHFA Portfolio Loan – if bond proceeds are utilized to pay off an existing CalHFA portfolio loan, please click here for the CalHFA Portfolio Loan Prepayment Policy #1 |
| Loan Amount | <ul style="list-style-type: none"> Determined by appropriate lenders |
| Fees (subject to change) | <ul style="list-style-type: none"> Application Fee: \$5,000 non-refundable, due at time of application submittal. Issuance Fee: the greater of \$25,000 or 0.375% of the bond amount Annual Administrative Fee: 0.20% on outstanding bond amount, \$7,500 minimum, one year prepaid at bond closing CDLAC Allocation Fee: 0.035% of the bond amount, \$600 due at time of application submittal with the remaining fee due at bond closing CDLAC Performance Deposit: 0.50% of the requested bond amount, not to exceed \$100,000, due at time of application submittal. Deposit to be refunded after bond closing, upon receipt of authorization letter from CDLAC. <p>The Borrower shall be responsible for all other costs of issuance including fees of the underwriter, trustee, rating agencies, lender, compliance administrator, all bond counsel, and any other parties required to complete the transaction</p> |
| Occupancy Requirements | <ul style="list-style-type: none"> Either (a) 20% of the units must be rent restricted and occupied by individuals whose incomes are 50% or less of the area (county) median gross income as determined by HUD (“AMI”) with adjustments for household size (“20% @ 50% AMI”), OR (b) 40% or more of the units must be both rent restricted and occupied by individuals whose income is 60% or less of the AMI, with adjustments for HUD for household size (“40% @ 60% AMI”): however in the latter case, a minimum of 10% of the units must be at 50% or less of AMI. |

| | |
|------------------|--|
| | <ul style="list-style-type: none"> • Borrower will be required to enter into a Regulatory Agreement which will be recorded against the Development for the later of the Qualified Project Period (as defined in the Regulatory Agreement) or the CDLAC Resolution monitoring requirements. Both (a) and (b) are for the term as required by federal tax law • For those units restricted by CalHFA to 60% or less of AMI, in adjusting rents for household size, the Borrower will assume that one person will occupy a studio unit, two persons will occupy a one-bedroom unit, three persons will occupy a two-bedroom unit, four persons will occupy a three-bedroom unit, and five persons will occupy a four-bedroom unit. <p>CalHFA may require additional restrictions for existing Section 8 projects.</p> |
| Questions | <p>Questions regarding the Conduit Program can be directed to CalHFA's Multifamily Program's Division:</p> <ul style="list-style-type: none"> • James S.L. Morgan, Acting Chief, Multifamily Programs • 500 Capitol Mall, Suite 1400, Sacramento, CA 95814 • Phone: 916.326.8806 • Email address: jmorgan@calhfa.ca.gov |

IMPORTANT DISCLOSURE INFORMATION:

The information provided in this program description is for guidance only. While we have taken care to provide accurate information, we cannot cover every circumstance nor program nuance. This program description is subject to change from time to time without prior notice. The California Housing Finance Agency does not discriminate on any prohibited basis in employment or in the admission and access to its programs or activities.

04/13